

# PLANNING PROCESS



Lindley Arboretum

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## **LINDLEY PARK NEIGHBORHOOD PLANNING PROCESS**

Over a year ago, the Lindley Park Neighborhood Association in cooperation with the City of Greensboro began work on a neighborhood plan that will serve as a prototype planning process for the City. The Lindley Park Planning Committee agreed to establish a study boundary, actively solicit neighborhood participation, host the various public sessions, review and comment on draft documents prior to public dissemination, and present the final plan to the Planning Board and City Council. The Planning Committee also strongly supported the two separate studies of Walker Avenue and the Spring Garden/Oakland Corridor.

City staff collaborated with the Lindley Park Planning Committee in each phase of the planning process. An interdepartmental staff team provided leadership for staff activities and tasks.



Team Greensboro included the following departments: Planning, Budget and Evaluation, Fire, Engineering and Inspections, Water Resources, Housing and Community Development, Police, Transportation, Library, Environmental Service, and Management Information Systems.

### **Inventory and Analysis of Existing Conditions**

The Data Collection phase included a demographic analysis and review of neighborhood conditions and trends with related maps by each department. This activity resulted in an Existing Conditions document containing the following sections: Demographic Trends, Land Use, Zoning, Building Conditions, Inspections and Enforcement, Public Infrastructure and Facilities, Transportation, Public Safety, and Environmental Services. A link on the City's website was created to display information from each phase of the planning process.

### **Compilation of Community Perceptions and Issues**



Two community visioning sessions were held using the SWOT technique. **S**trengths, **W**eaknesses, **O**pportunities and **T**hreats were provided by residents and compiled for community review in the neighborhood newsletter and on the Internet. In addition, stakeholder surveys and interviews were conducted with developers, churches, apartments, industries, and major landowners. Surveys were also sent to all households in the neighborhood.

### **Development of Issues**

Issue identification was based upon the SWOT data and community reactions at the various planning and neighborhood meetings. Issue areas included Land Use, Housing, Conservation and Beautification, Environment and Infrastructure, Traffic and Transportation, and Building the Community. Staff teams were assigned to determine the relationship of the neighborhood input to the specific issue to make certain that neighborhoods concerns were included.

### **Creation of the Neighborhood Vision**

After careful review of the community perception and ideas, the Lindley Park Planning Committee drafted a Vision Statement that was approved at a regular neighborhood meeting. Neighborhood residents adopted the Vision Statement to guide the development of the Plan. The Vision was created through the use of SWOT sessions and community surveys.

### **Walker Avenue Transportation Study**

In response to citizen concerns on Walker Avenue, the Greensboro Transportation Department completed an extensive analysis of traffic conditions. Neighborhood sessions were used to define the problems, establish goals, and brainstorm solutions. Ideas from these meetings were compiled for use in developing a Walker Avenue Traffic Plan.



### **Spring Garden/Oakland Avenue Corridor Study**

City staff and the LPNA sponsored a three-day urban design charrette to review existing and future development in the Spring Garden/Oakland Avenue area. Three consultants with experience in urban design, civil engineering, and architectural illustration provided technical assistance. Several industrial property owners and developers actively participated in the design discussion. Neighborhood residents also participated in the community sessions and final presentation of future design concepts for the area.

### **Compilation of Issues and Recommendations**

City staff, with concurrent review by the Lindley Park Planning Committee, used the information from the various community planning sessions and studies to further refine issues and create appropriate recommendations and strategies. Issue categories included Land Use, Housing, Conservation and Beautification, Environment and Infrastructure, Traffic and Transportation, and Building the Community.



### **Preparation of Action Plan**

After a careful review of issues and recommendations, City staff and the LPNA prepared an action plan (implementation schedule) with short-term (0-2 years), intermediate (3-5 years) and long-term (5-13) strategies.

### **Community Review of the Lindley Park Neighborhood Plan**

Once the draft version of the plan was completed and approved by the LPNA, a public meeting was scheduled to provide residents with an opportunity to review and comment on the document.

### **Planning Board and City Council Review**